Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 6 Victor Avenue, Kew Vic 3101 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $3,500,000 & $3,700,000

## Median sale price

Median price $2,690,000 Property Type House Suburb Kew

Period - From 01/01/2025 to 31/03/2025 Source REIV

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| | Address of comparable property | Price | Date of sale |
|---|---|---|---|
| 1 | 28 Uvadale Gr KEW 3101 | $3,705,000 | 29/03/2025 |
| 2 | 63 Malin St KEW 3101 | $3,425,000 | 11/02/2025 |
| 3 | 92 Sackville St KEW 3101 | $3,580,000 | 04/12/2024 |

**OR**

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09/04/2025 12:07

6 Victor Avenue, Kew Vic 3101

Nelson Alexander



6 3 2

**Property Type:** House (Res)
**Land Size:** 652 sqm approx

Agent Comments

**Indicative Selling Price**
$3,500,000 - $3,700,000
**Median House Price**
March quarter 2025: $2,690,000

# Comparable Properties



**28 Uvadale Gr KEW 3101 (REI)**

5 2 2

**Price:** $3,705,000
**Method:** Auction Sale
**Date:** 29/03/2025
**Property Type:** House (Res)
**Land Size:** 787 sqm approx

Agent Comments



**63 Malin St KEW 3101 (REI)**

4 2 2

**Price:** $3,425,000
**Method:** Sold Before Auction
**Date:** 11/02/2025
**Property Type:** House (Res)
**Land Size:** 481 sqm approx

Agent Comments



**92 Sackville St KEW 3101 (REI/VG)**

4 2 5

**Price:** $3,580,000
**Method:** Private Sale
**Date:** 04/12/2024
**Property Type:** House
**Land Size:** 805 sqm approx

Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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